175.0	0006	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,200 / 742,200
					USE VALUE:	742,200 / 742,200
					ASSESSED:	742,200 / 742,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAYES SEAN/JENNIFER
Owner 2:	
Owner 3:	
Street 1:	14 NICOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARSH AND OLDHAM HOMES -
Owner 2:	C/O RONALD BUCK -
Street 1:	38 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,013 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Aluminum Exterior and 1152 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6013.000	321,900		420,300	742,200
Total Card	0.138	321,900		420,300	742,200
Total Parcel	0.138	321,900		420,300	742,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 644.27 | /Parcel: 644.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 117616

GIS Ref

GIS Ref

Insp Date 06/26/18

!13683!

PREVIOUS ASSESSMENT

Parcel ID 175.0-0006-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,900	0	6,013.	420,300	742,200	742,200	Year End Roll	12/18/2019
2019	101	FV	284,500	0	6,013.	414,300	698,800	698,800	Year End Roll	1/3/2019
2018	101	FV	284,300	0	6,013.	318,200	602,500	602,500	Year End Roll	12/20/2017
2017	101	FV	284,300	0	6,013.	300,200	584,500	584,500	Year End Roll	1/3/2017
2016	101	FV	284,300	0	6,013.	276,200	560,500	560,500	Year End	1/4/2016
2015	101	FV	263,500	0	6,013.	258,200	521,700	521,700	Year End Roll	12/11/2014
2014	101	FV	263,500	0	6,013.	237,800	501,300	501,300	Year End Roll	12/16/2013
2013	101	FV	263,500	0	6,013.	237,800	501,300	501,300		12/13/2012

PRINT

Date	Time
12/11/20	03:36:23

LAST REV

Date	Time
07/09/18	11:45:15

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13683

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARSH AND OLDHA	54008-84		12/17/2009		505,000	No	No		
MARSH AND OLDHA	53495-67		9/2/2009	Involved Gov	345,000	No	No		
PAOLILLO RONALD	53495-65		9/2/2009	Involved Gov	345,000	No	No		
	12421-518		4/27/1973		26,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2013	1494	Manual	8,000	C				
9/3/2009	809	New Wind	4,000					
5/3/1995	229		5,500					WDK 14X16

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	MEAS&NOTICE	BS	Barbara S
3/4/2014	Info Fm Prmt	EMK	Ellen K
12/21/1999	Mailer Sent		
12/13/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	117616
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6013		Sq. Ft.	Site		0	70.	1.00	6									420,274						420,300	

Total AC/HA: 0.13804 | Total SF/SM: 6013 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,274 | Spl Credit | Total: 420,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	99000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	337380
Depreciation:	15519
Depreciated Total:	321860

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 2				HB		

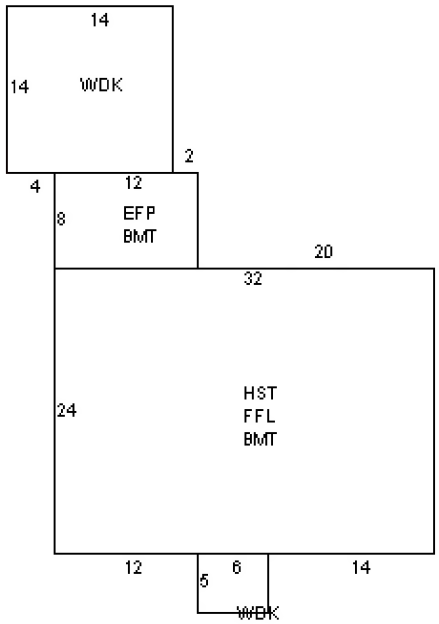
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	155.91
Special Features:	0	Val/Su Net:	137.68
Final Total:	321900	Val/Su SzAd	279.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	42.520	36,738
FFL	First Floor	768	141.740	108,853
HST	Half Story	384	141.740	54,427
WDK	Deck	226	10.420	2,356
EFP	Enclos Porch	96	55.580	5,336

Net Sketched Area:	2,338			Total:	207,710
Size Ad	1152	Gross Are	2722	FinArea	1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

175.0-0006-0001.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	